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October 1, 2012

Update No. 89
7-12

TO: Persons Holding Copies of the San Diego County Zoning Ordinance

FROM: Planning & Development Services

RE: AMENDMENT PAGES FOR THE COUNTY ZONING ORDINANCE

Attached are pages containing changes to the San Diego County Zoning Ordinance amended by the adoption of Ordinance No. 10217 (New Series), effective August 24, 2012. This ordinance amendment consists of changes to the Zoning Ordinance as part of the General Plan Implementation Zoning Cleanup 2012, POD 12-002 adopted by the Board of Supervisors on July 25, 2012.

Please substitute these pages in your copy of the Zoning Ordinance by removing the obsolete page(s) and adding new page(s) as follows:

REMOVE	ADD	SECTION CHANGES/DESCRIPTION
Part Two: Use Regulations 2000 (1 page)	PART TWO: Use Regulations 2000 (1 page)	Revisions to General Intent 2000 and Use Designator Required 2005.
Compatibility Matrix 2050 (1 page)	Compatibility Matrix and Special Circumstances 2050-2072 (2 pages)	Revisions to Compatibility Matrix 2050 and new Consistent Use Regulation and Special Circumstances added 2060-2072.

Upon insertion of these pages, we suggest you fill in the space provided for Update No. 89 inside the front cover of your Zoning Ordinance. This will serve as a record that your copy has been updated.

If you have questions regarding this update, contact Carl Stiehl at (858) 694-2216.

Jeff Murphy, Chief
Advance Planning Division
Planning & Development Services

PART TWO: USE REGULATIONS

GENERAL PROVISIONS

2000 GENERAL INTENT OF THE USE REGULATIONS.

The provisions of Sections 2000 through 2999 and Sections 8000 through 8999, inclusive, shall be known as the San Diego County Use Regulations and Village Regulations respectively. The purpose of these provisions is to specify the range and combinations of uses necessary to meet requirements for residential and non-residential development within San Diego County as set forth in the policies and principles of the San Diego County General Plan.

(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)

2005 USE DESIGNATOR REQUIRED.

A Use Designator or Village Designator shall be required as a component of all zones within San Diego County. The Use Designator or Village Designator, together with Animal Designator (if required) as specified in Section 3000 through Section 3999, inclusive; Development Designator as specified in Section 4000 through Section 4999, inclusive; and any applicable Special Area Designator as specified in Section 5000 through 5999, inclusive, shall describe a zone which prescribes regulations of land uses within San Diego County.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)

2010 BUILDING ENCLOSURE.

The uses classified within the use types listed for each Use Designator shall be conducted in the type of building enclosure as set forth in the Enclosure Regulations commencing at Section 6800.

2050 COMPATIBILITY MATRIX.

The Director shall prepare and cause to be inserted in the Zoning Ordinance, an official Compatibility Matrix for guidance in consideration of a rezone, which expresses in graphic form the compatible Use Regulations and Village Regulations of the ordinance contained in Sections 2100 through 2999 and Section 8000 through 8999, inclusive with the appropriate Land Use Designations of the San Diego County General Plan.

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

USE REGULATIONS

Land Use Designations	RS	RD	RM	RV	RU	RRO	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94
Village Residential																																			
Village Residential 30 (VR-30)	o	•	•	•	•	•		•	•		o		o	o															•	o	o	•	•		•
Village Residential 24 (VR-24)	o	•	•	•	•	•		•	•		o		o	o															•	o	o	•	•		•
Village Residential 20 (VR-20)	o	•	•	•	•	•		•	•		o		o	o															•	o	o	•	•		•
Village Residential 15 (VR-15)	o	•	•	•	•	•		•	•		o		o	o													o	o	•	o	o	•	•	o	•
Village Residential 10.9 (VR-10.9)	•	•	•	•	•	•		o	•		o		o	o													o	o	•	o	o	•	•	o	•
Village Residential 7.3 (VR-7.3)	•	•	•	•	•	•		o	•		o		o	o													o	o	•	o	o	•	•	o	•
Village Residential 4.3 (VR-4.3)	•	•	•	•	•	•	o	o	•																		o	o	•	o	o	•	•	o	•
Village Residential 2.9 (VR-2.9)	•	•	o	o	o	•	o	o	•																		o	o	•	o	o	•	•	o	•
Village Residential 2 (VR-2)	•	•	o	o	o	•	•	o	•																		o	o	•	o	o	•	•	o	•
Semi-Rural																																			
Semi-Rural 0.5 (SR-.05)	•	o				•	•	o	•																		o	o	•	o	o	•	•	o	•
Semi-Rural 1 (SR-1)	•					•	•	o	•																		•	•	•	o	o	•	•	o	•
Semi-Rural 2 (SR-2)	o					o	•	o	o						o			o		o							•	•	•	o	o	•	•	•	•
Semi-Rural 4 (SR-4)	o					o	•	o	o						o			o		o							•	•	•	o	o	•	•	•	•
Semi-Rural 10 (SR-10)						o	•	o	o						o			o		o							•	•	•	o	o	•	•	•	•
Rural Lands																																			
Rural Lands 20 (RL-20)							•		o						o			o		o							•	•	•	o	o	•	•	•	•
Rural Lands 40 (RL-40)							•		o						o			o		o							•	•	•	o	o	•	•	•	•
Rural Lands 80 (RL-80)							•		o						o			o		o							•	•	•	o	o	•	•	•	•
Commercial																																			
General Commercial (C-1)										•	o	•	•	•	•	o	o	o	•	•	•								•		•	•	•		•
Office Professional (C-2)										•	o	o	o	o	o	o	o	o	o	o	•								•		•	•	•		•
Neighborhood Commercial (C-3)								o		•	o	•	o	o	o	o		o	o	o	o								•		•	•	•		•
Rural Commercial (C-4)								o		o	o	•	o	o	o	o	o	•	•	•	o								o		•	•	•		•
Village Core Mixed Use (C-5)					o			o		•	•	•	•	•	•	•	•	o	•	o	•	o	o						•		•	•	•		•
Industrial																																			
Limited Impact Industrial (I-1)															o	o	o	o				•	•	o					•	o	•	•	•		•
Medium Impact Industrial (I-2)															o	•	•	•				o	•	•	•	o			o	o	•	•	•		•
High Impact Industrial (I-3)															o	o	o	o					o	•	•	•			o	o	•	•	•		•
Other																																			
Public Agency Lands	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	•	o	o	•	•	o	•
Specific Plan Area (SPA)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	o	•	•	•	•	•
Public/Semi-Public Facilities (P/SP)	o				o	o	o		o														o	o			•	•	•	o	•	•	•	•	•
Open Space-Conservation (OS-C)																											o	o	•			•	•	o	•
Open Space-Recreation (OS-R)						o	o																				o	o	•			•	•	o	•

MATRIX LEGEND: • Consistent Use Regulation, o Special Circumstances

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

VILLAGE REGULATIONS

	Fallbrook				
	V1	V2	V3	V4	V5
Land Use Designations	V1	V2	V3	V4	V5
Village Residential					
Village Residential 30 (VR-30)					
Village Residential 24 (VR-24)					
Village Residential 20 (VR-20)					
Village Residential 15 (VR-15)					
Village Residential 10.9 (VR-10.9)					
Village Residential 7.3 (VR-7.3)					
Village Residential 4.3 (VR-4.3)					
Village Residential 2.9 (VR-2.9)					
Village Residential 2 (VR-2)					
Semi-Rural					
Semi-Rural 0.5 (SR-.05)					
Semi-Rural 1 (SR-1)					
Semi-Rural 2 (SR-2)					
Semi-Rural 4 (SR-4)					
Semi-Rural 10 (SR-10)					
Rural Lands					
Rural Lands 20 (RL-20)					
Rural Lands 40 (RL-40)					
Rural Lands 80 (RL-80)					
Commercial					
General Commercial (C-1)					
Office Professional (C-2)					
Neighborhood Commercial (C-3)					
Rural Commercial (C-4)					
Village Core Mixed Use (C-5)	●	●	●	●	●
Industrial					
Limited Impact Industrial (I-1)					
Medium Impact Industrial (I-2)					
High Impact Industrial (I-3)					
Other					
Public Agency Lands	o	o	o	o	o
Specific Plan Area (SPA)	●	●	●	●	●
Public/Semi-Public Facilities (P/SP)	o	o	o	o	o
Open Space-Conservation (OS-C)	o	o	o	o	o
Open Space-Recreation (OS-R)	o	o	o	o	o

MATRIX LEGEND: ● Consistent Use Regulation, o Special Circumstances

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)
(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)

2060 CONSISTENT USE REGULATION.
A consistent Use Regulation as indicated by the symbol (•) is a Use Regulation which is consistent with the indicated Land Use Designation to which it is applied unless precluded by the General Plan, Community Plan or Specific Plan with consideration given to terrain, access, hazards, community character, lot configuration, lot size, drainage, adjacent land use, traffic congestion, noise, air pollution, other factors affecting health, safety or welfare or any other relevant issue.

(Added by Ord. No. 10217 (N.S.) adopted 7-25-12)

2070 SPECIAL CIRCUMSTANCES.
A Use Regulation as indicated by the symbol (o) is a Use Regulation which may be applied in special circumstances with a corresponding Land Use Designation and shall meet one of the following:

a. The existing Use Regulation was in effect prior to the adoption of the current Land Use Designation; or

b. The property or area meets the findings in Section 2072 below.

(Added by Ord. No. 10217 (N.S.) adopted 7-25-12)

2072 SPECIAL CIRCUMSTANCES REGULATIONS.
The following findings shall be met in order to find that a Use Regulation is consistent under Special Circumstances with the compatibility matrix, Section 2050:

a. The Use Regulation is consistent with the applicable community plan.

b. The Use Regulation is consistent with, or applied under special circumstances in, the majority of Land Use Designations that border the subject parcel(s).

c. The Use Regulation is compatible with the surrounding land uses, with consideration given to:

    1. Density or intensity of potential uses;

    2. Availability of public facilities, services and utilities;

    3. Harmony with the neighborhood character;

    4. Capacity and character of surrounding streets; and

    5. Any other relevant impact of the potential use.

d. A General Plan Amendment to an appropriate Land Use Designation that would allow for the Use Regulation to be consistent and therefore not a special circumstance, is infeasible as determined by the Director after consideration of the General Plan and applicable Community Plan.

e. Additionally, a study shall be submitted by the applicant that the proposed Use Regulation meets at least one of the following:

1. There is a demonstrated need for the potential uses of the proposed Use Regulation and there is insufficient land suitably zoned in the Community Planning Area to meet the demonstrated need. Additionally, the application of the proposed Use Regulation would not result in a scarcity of the existing Use Regulation within the community planning area or;

2. The site characteristics make it physically impossible to implement uses allowed with the existing Use Regulation. Such constraints may include, but are not limited to lot configuration, lot size, topography, drainage, adjacent land use, access, traffic congestion, noise, air pollution or other factors affecting health, safety or welfare.

The study submitted subject to e.1 or e.2 shall be reviewed by the Director and included as part of the rezone findings for consideration.

(Added by Ord. No. 10217 (N.S.) adopted 7-25-12)